



City of Albuquerque

Legislative File Number R-05-4 (version 2)

CITY of ALBUQUERQUE SEVENTEENTH COUNCIL

F/S Adopting the Level A Community Master Plan for Mesa del Sol, Subject to Specified Conditions; Which Plan Area Includes Approximately 13,000 Acres Located Within the Southeastern Quadrant of the City of Albuquerque (Benton)

CITY of ALBUQUERQUE SEVENTEENTH COUNCIL

**ADOPTING THE LEVEL A COMMUNITY MASTER PLAN FOR MESA DEL SOL
AND APPROVING A DEVELOPMENT AGREEMENT BETWEEN FOREST CITY
COVINGTON NM, LLC, AND THE CITY OF ALBUQUERQUE.**

WHEREAS, Mesa del Sol is an approximately 13,000 acre tract, located east of Interstate 25, south of the Tijeras Arroyo, west of Kirtland Air Force Base and north of the Pueblo of Isleta; and

WHEREAS, Mesa del Sol is located in the Area designated “Reserve” by the Albuquerque/Bernalillo County Comprehensive Plan; and

WHEREAS, in 1991, the City adopted the Planned Communities Criteria (a Rank 2 Plan) to guide development in the Areas designated by the Comprehensive Plan as “Reserve”; and

WHEREAS, the Planned Communities Criteria establish criteria as to the size, configuration, land use mix, densities and other features of planned communities; and

WHEREAS, Mesa del Sol meets the size, configuration, land use mix, densities and other features of planned communities; and

WHEREAS, the 13,000 acre Mesa del Sol tract was annexed into the City of

Albuquerque and zoned SU-2 for Planned Community in 1993; and

WHEREAS, the Planned Communities Criteria establish a three step process for becoming a Planned Community: (1) submitting a Level A Plan, which serves as the Community Master Plan, (2) submitting Level B Plans, which function as Sector Plans for sub-areas within the Master Plan, and (3) submitting Level C Plans, which function as site development plans; and

WHEREAS, the Mesa del Sol Level A Community Master Plan has been submitted to the Environmental Planning Commission and the Environmental Planning Commission, in its advisory role on land use and planning matters, recommended on October 13, 2005, that the Albuquerque City Council approve and adopt the Mesa del Sol Level A Community Master Plan; and

WHEREAS, the Council accepts the Environmental Planning Commission's findings and conditions as set out in the Official Notification of Decision of October 14, 2005; and

WHEREAS, the Council finds that the conditions set out in the Environmental Planning Commission's recommendation of approval have been met.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

SECTION 1. The Mesa del Sol Level A Community Master Plan (attached hereto as Exhibit A) is hereby approved and adopted.

SECTION 2. The findings of the Environmental Planning Commission (attached hereto as Exhibit B) are accepted, and the conditions have been met.

SECTION 3. The Mesa del Sol Level A Development Agreement between Forest City Covington NM, LLC, and the City of Albuquerque (attached hereto as Exhibit C) is hereby approved.

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